

**Lajoie, Corinne**

**From:** Earle, Jeremy  
**Sent:** Thursday, January 22, 2015 12:45 PM  
**To:** Lajoie, Corinne  
**Cc:** LaFerrier, Marc  
**Subject:** RE: Hotel Morrison

Good afternoon Corinne,

As Executive Director of the Dania Beach CRA, I am in full support of this project as a vital part of our redevelopment strategy. I would encourage City Staff and the City Commission to approve.

Best regards,

**Jeremy Earle, ASLA, AICP**  
Executive Director  
Dania Beach Community Redevelopment Agency  
100. W. Dania Beach Blvd  
Dania Beach, Florida, 33004  
954-924-6801 (P)  
954-921-2604 (F)

 Please consider the environment before printing this email

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**From:** Lajoie, Corinne  
**Sent:** Thursday, January 22, 2015 9:44 AM  
**To:** Earle, Jeremy  
**Cc:** LaFerrier, Marc  
**Subject:** FW: Hotel Morrison

Good morning.

I am putting together the staff report for the Morrison Hotel. I have received everyone's comments from DRC except yours. Can you please send me something in writing stating your position on this project. I will include it in my staff report.

Attached are the latest architectural drawings, for your reference.

Thank you.

Corinne Lajoie, AICP, LEED GA  
Principal Planner  
City of Dania Beach, FL

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**From:** David R. Miller [<mailto:dma@davidmillerarchitect.com>]  
**Sent:** Tuesday, January 20, 2015 3:50 PM  
**To:** Lajoie, Corinne  
**Cc:** LaFerrier, Marc; Earle, Jeremy  
**Subject:** RE: Hotel Morrison



McMAHON ASSOCIATES, INC.  
5500 Village Blvd | Suite 103 | West Palm Beach, FL 33407  
p 561-840-8650 | f 561-840-8590  
mcmahonassociates.com

January 27, 2015

**VIA E-MAIL**

Mr. David R. Miller, A.I.A.  
David Miller and Associates, P.A.  
319 Clematis Street, Suite 802  
West Palm Beach, FL 33401

**RE: Hotel Morrison Traffic Analysis  
McMahon Project No. L14670.01**

Dear Mr. Miller:

McMahon Associates, Inc. (McMahon) has completed a traffic analysis for the proposed Hotel Morrison, to be located at 28 South Federal Highway, in Dania Beach, Florida. The site is currently vacant. The proposed hotel will consist of 143 rooms.

**Trip Generation Analysis**

Using trip generation information obtained from the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 9<sup>th</sup> Edition, trip generation estimates were developed for the proposed development. Based on a parking analysis prepared by McMahon for Hotel Morrison, dated October 21, 2014, it was determined that approximately 45 percent of guests arriving at the hotel would drive a vehicle to the hotel. The remaining trips to and from the site are expected to be via shuttle service.

The trip generation analysis, summarized in **Table 1**, indicates that the proposed development is expected to generate 1,276 total daily trips, 96 total AM peak hour trips and 100 total PM peak hour trips. At the site driveways, 287 inbound/287 outbound vehicle trips are expected during daily conditions, 25 inbound/18 outbound vehicle trips are anticipated during the AM peak hour and 22 inbound/23 outbound vehicle trips are expected during the PM peak hour. In addition, it was assumed that the hotel shuttle will run every half hour, with two (2) shuttles entering and exiting the site during the AM peak hour and two (2) shuttles entering and exiting the site during the PM peak hour. Excerpts from ITE are attached in **Appendix A**.

**Site Access**

A private roadway will be constructed by the Applicant along the north side of the hotel. The roadway will be one-way westbound and will connect US-1/Federal Highway and SW 1<sup>st</sup> Avenue. Access to Hotel Morrison will be provided via two access connections to the private roadway.

Corporate Headquarters: Fort Washington, Pennsylvania

Serving the East Coast from 13 offices throughout New England, the Mid-Atlantic, and Florida

**PRINCIPALS**  
Joseph W. McMahon, P.E.  
Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

**ASSOCIATES**  
John J. Mitchell, P.E.  
Christopher J. Williams, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.  
Maureen Chlebek, P.E.

**TABLE 1**  
**TRIP GENERATION ANALYSIS**  
**HOTEL MORRISON TRAFFIC ANALYSIS**

<b>DAILY</b>		<b>ITE CODE</b>	<b>INTENSITY</b>	<b>TRIP GENERATION RATE <sup>(1)</sup></b>	<b>IN</b>	<b>OUT</b>	<b>TOTAL TRIPS</b>		
<b>LAND USE</b>	<b>IN</b>						<b>OUT</b>	<b>TOTAL</b>	
Hotel	310	143	Occ. Rooms	T = 8.92 (X)	50%	50%	638	638	1,276
			Shuttle Trips (55% of Total Trips)		50%	50%	351	351	702
			Vehicle Trips (45% of Total Trips)		50%	50%	287	287	574

<b>AM PEAK HOUR</b>		<b>ITE CODE</b>	<b>INTENSITY</b>	<b>TRIP GENERATION RATE <sup>(1)</sup></b>	<b>IN</b>	<b>OUT</b>	<b>TOTAL TRIPS</b>		
<b>LAND USE</b>	<b>IN</b>						<b>OUT</b>	<b>TOTAL</b>	
Hotel	310	143	Occ. Rooms	T = 0.67 (X)	58%	42%	56	40	96
			Shuttle Trips (55% of Total Trips)		58%	42%	31	22	53
			Vehicle Trips (45% of Total Trips)		58%	42%	25	18	43

<b>PM PEAK HOUR</b>		<b>ITE CODE</b>	<b>INTENSITY</b>	<b>TRIP GENERATION RATE <sup>(1)</sup></b>	<b>IN</b>	<b>OUT</b>	<b>TOTAL TRIPS</b>		
<b>LAND USE</b>	<b>IN</b>						<b>OUT</b>	<b>TOTAL</b>	
Hotel	310	143	Occ. Rooms	T = 0.70 (X)	49%	51%	49	51	100
			Shuttle Trips (55% of Total Trips)		49%	51%	27	28	55
			Vehicle Trips (45% of Total Trips)		49%	51%	22	23	45

(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.



The east access will only allow traffic to exit the site. Therefore, the only travel movement permitted from the east driveway will be a northbound left turn movement. The west access will allow traffic to enter and exit the site. The travel movements permitted at the west access will include a westbound left turn movement and a northbound left turn movement.

### **Parking**

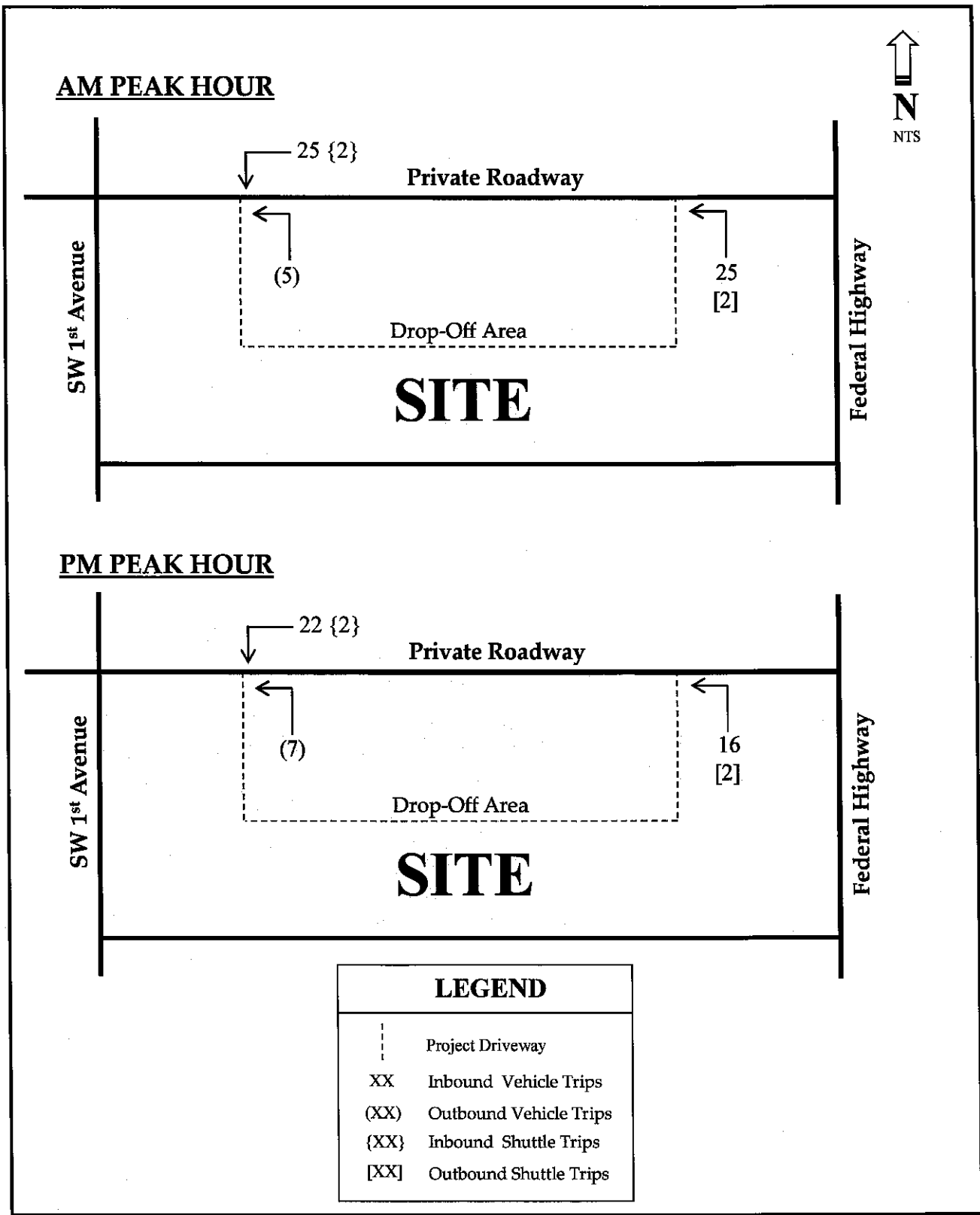
Parking for the hotel will be provided on-site and off-site. Forty-one parking spaces will be provided on-site, 11 parking spaces will be provided along the private roadway, and four (4) parking spaces will be provided along SW 1<sup>st</sup> Avenue, for a total of 56 parking spaces. Additional parking will be available for hotel patrons in the City parking garage located on the west side of SW 1<sup>st</sup> Avenue, directly across from the hotel. Per City Code, the parking requirement for the hotel is 140 parking spaces. Therefore, 29 percent (41/140) of the required parking will be provided on-site.

### **Project Assignment**

The assignment of projects to the driveway connections were based on the trip generation analysis and the parking availability anticipated for the site. All vehicles will enter the site via the west driveway connection. A drop off area will be provided on-site between the two driveways connections, with an eastbound one-way travel flow. Traffic exiting the site can use either driveway connection.

During the morning peak hour, the 25 inbound vehicular trips are all expected to enter the site via the west driveway and proceed to the drop-off area. It was assumed that during the morning peak hour, all parking spaces onsite are already occupied. Therefore, all 25 inbound vehicular trips are expected to utilize the drop-off area as necessary, exit the site at the east driveway and proceed to one of the off-site parking areas. Given that 29 percent of the required parking is available on-site, it was assumed that 29 percent of 18 outbound vehicular trips (5 trips) in the morning would occur from vehicles that are on-site. The remaining vehicles are already off-site and would, therefore, not use the proposed driveway connections. As previously mentioned, it was assumed that the hotel shuttle runs every half hour. Therefore, two (2) shuttles were assumed to enter the site via the west driveway connection and two (2) shuttles were assumed to exit via the east driveway connection during the AM peak hour. **Figure 1** graphically depicts the AM peak hour project volumes at the proposed driveway connections.

During the afternoon peak hour, the 22 inbound vehicular trips are all expected to enter the site via the west driveway. Given that 29 percent of the required parking is available on-site, it was assumed that 29 percent of 22 inbound vehicular trips (6 trips) in the afternoon would park on-site. The remaining 16 inbound vehicular trips would proceed to the drop-off area and exit through the east driveway connection to access the off-site parking areas. Twenty-nine percent of the 23 outbound vehicular trips (7 trips) in the afternoon would occur from vehicles that are on-site. The remaining vehicles are already off-site and would, therefore, not use the proposed driveway connections. Two (2) shuttles were assumed to enter the site via the west driveway connection and two (2) shuttles were assumed to exit via the east driveway connection during the PM peak hour. **Figure 1** graphically depicts the PM peak hour project volumes at the proposed driveway connections.



**Figure 1**  
 Driveway Project Traffic Volumes  
 Hotel Morrison Traffic Analysis  
 Dania Beach, Florida

Mr. David R. Miller, A.I.A.  
January 27, 2015  
Page 5

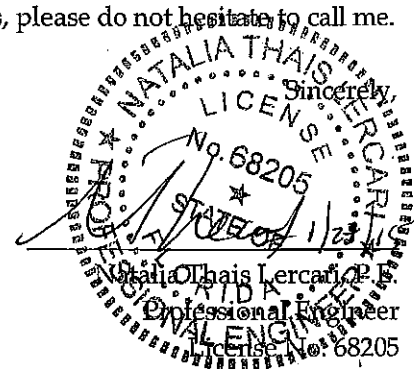
**RAC Transportation Impact Fee**

Based on Resolution No. 2014-048, Ordinance No. 2014-005, an impact fee of \$21.26 per PM peak hour trips is required as traffic mitigation for projects within the RAC area. Based on the analysis contained herein, the hotel is anticipated to generate 45 PM peak hour vehicular trips. Therefore, the anticipated RAC Transportation Impact Fee is \$956.70.

**Conclusion**

Based on the analysis contained herein, the proposed driveway connections will accommodate the anticipated traffic from the proposed development.

Should you have any questions or comments regarding these findings, please do not hesitate to call me.



State of Florida, Board of Professional Engineers  
Certificate of Authorization No. 4908

NTL/hsv  
Enclosure

## **APPENDIX A**

### **TRIP GENERATION INFORMATION**

# Hotel (310)

## Average Vehicle Trip Ends vs: Occupied Rooms On a: Weekday

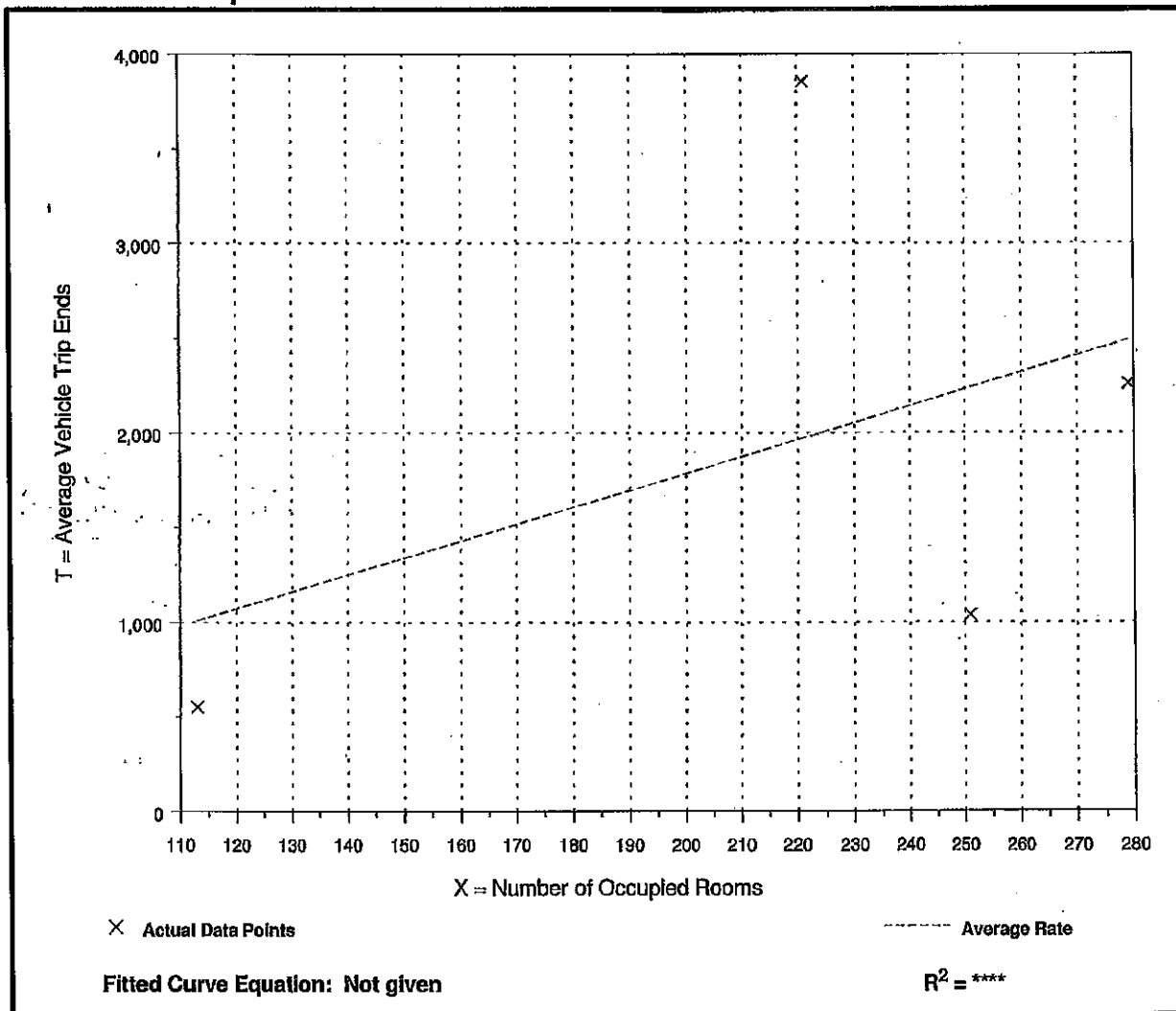
Number of Studies: 4  
 Average Number of Occupied Rooms: 216  
 Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
8.92	4.14 - 17.44	6.04

### Data Plot and Equation

*Caution - Use Carefully - Small Sample Size*





# Hotel (310)

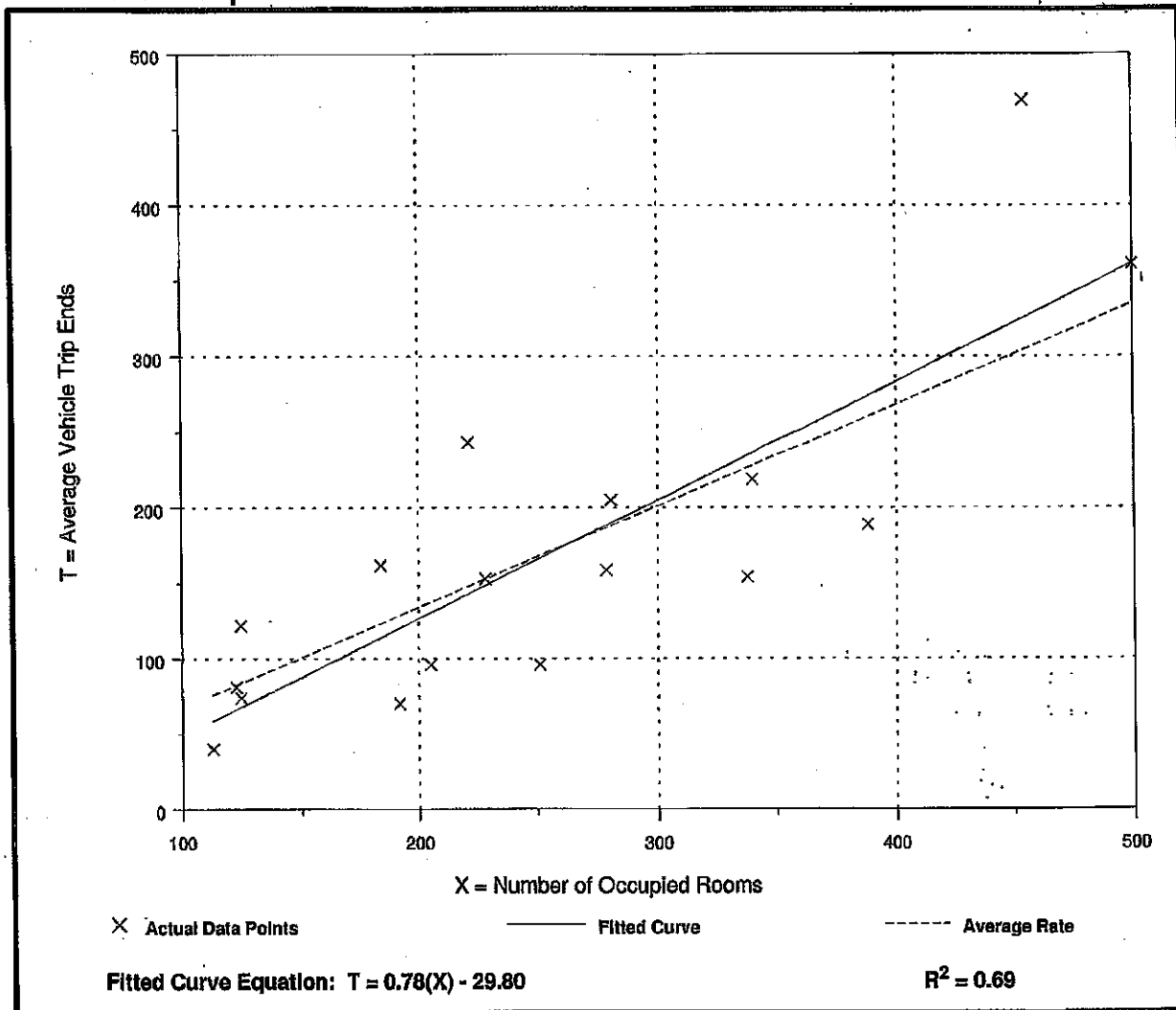
**Average Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

Number of Studies: 17  
 Average Number of Occupied Rooms: 256  
 Directional Distribution: 58% entering, 42% exiting

### Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.67	0.35 - 1.10	0.84

### Data Plot and Equation



# Hotel (310)

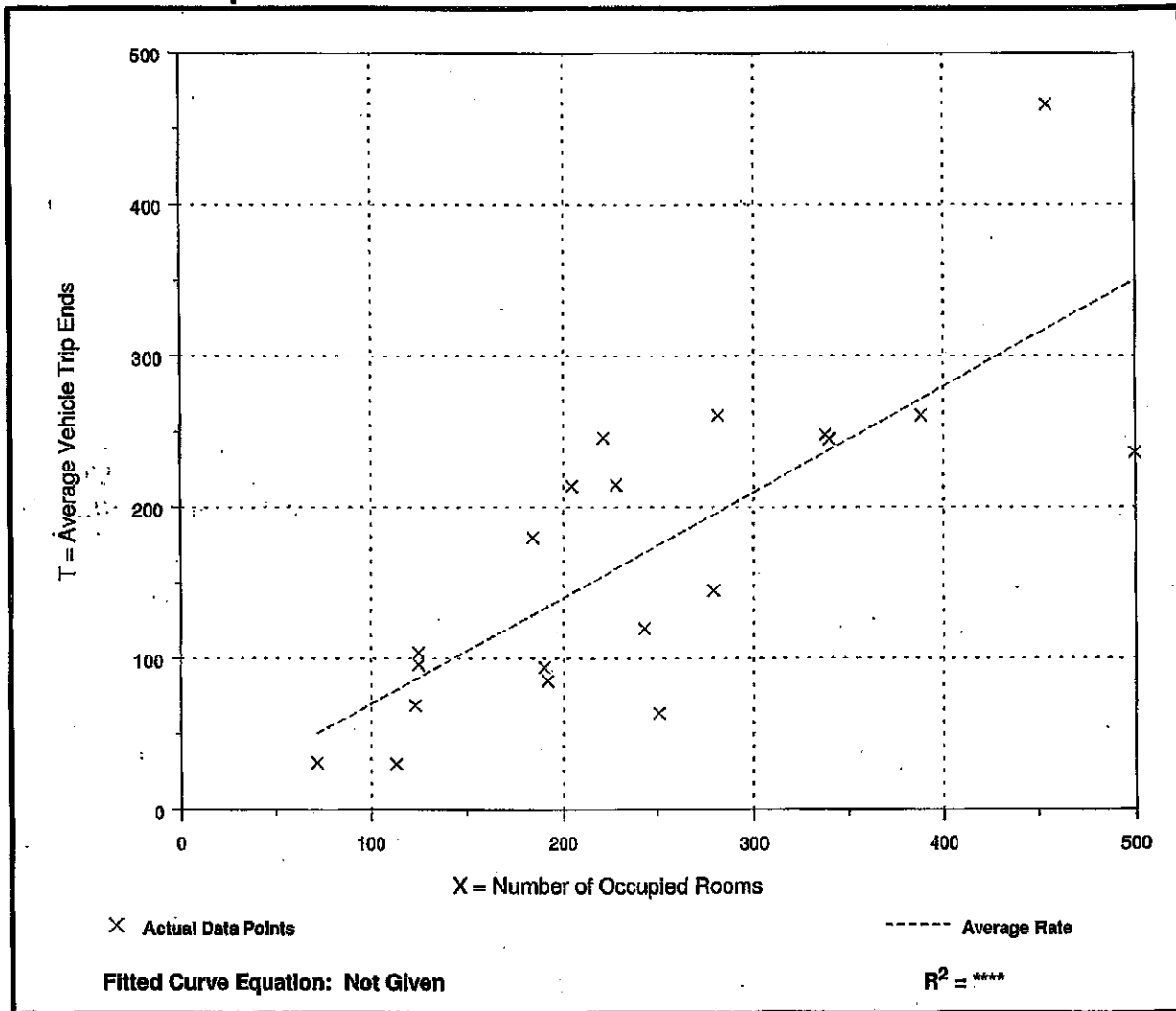
**Average Vehicle Trip Ends vs: Occupied Rooms**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

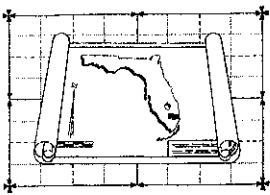
Number of Studies: 20  
 Average Number of Occupied Rooms: 243  
 Directional Distribution: 49% entering, 51% exiting

### Trip Generation per Occupied Room

Average Rate	Range of Rates	Standard Deviation
0.70	0.25 - 1.11	0.87

### Data Plot and Equation





# BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 • Fort Lauderdale, Florida 33301 • Phone: 954.357.6695

January 6, 2015

David R. Miller, AIA, NCARB  
David Miller and Associates, PA  
319 Clematis Street, Suite 802  
West Palm Beach, Florida 33401

Dear Mr. Miller:

Re: Platting requirements for a parcel legally described as Lots 9-16, Block 22, "Town of Modelo," according to the Plat thereof, as recorded in Plat Book B, Page 49, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, less the East 8 feet of said Lots 9, 12, 13 and 16 for right-of-way purposes. This parcel is generally located on the west side of Federal Highway, between Dania Beach Boulevard and Southwest 1 Street, in the City of Dania Beach.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that replatting is **not** required by Section D.2, Chapter IV, of the Broward County Land Use Plan for the proposed development, subject to compliance with any applicable Broward County Trafficways Plan requirement.

As per the criteria of Section D.2, replatting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 5 acres and is unrelated to any adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 5 acres (approximately 0.96 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above.

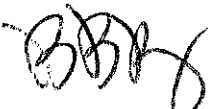
**David R. Miller**  
**January 6, 2015**  
**Page Two**

Some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Dania Beach's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Dawn Teetsel, Associate Planner, at your convenience.

Respectfully,



Barbara Blake Boy  
Executive Director

BBB:DBT

cc: Robert Baldwin, City Manager  
City of Dania Beach

Marc LaFerrier, AICP, Director, Community Development Department  
City of Dania Beach



**AVIATION DEPARTMENT - Fort Lauderdale/Hollywood International Airport**  
2200 SW 45<sup>th</sup> Street, Suite 101 • Dania Beach, Florida 33312 • 954-359-6100

January 8, 2015

Marc LaFerrier, AICP  
Planning Director  
City of Dania Beach  
100 West Dania Beach Blvd  
Dania Beach, FL 33004

**RE: Hotel Morrison, 28 South Federal Hwy, Dania Beach FL  
Broward County Aviation Department (BCAD) Review**

Dear Mr. LaFerrier:

The Broward County Aviation Department (BCAD) has reviewed the proposed Hotel Morrison development located south of Fort Lauderdale-Hollywood International Airport (FLL). Since the proposed project is within 20,000 feet of FLL, its development and operation is subject to Federal Aviation Regulation (FAR) Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance. These standards seek to ensure that any proposed construction, use of high lift equipment, such as cranes, or other potential hazards will not negatively impact the safe and efficient use of the airport and surrounding airspace. Taking into consideration the proximity of this project to FLL, BCAD is providing the following comments regarding the proposed development:

- Based on the location of the proposed project, FAR Part 77, Subpart B and Section 5-182(n)(2) of the Broward County Land Development Code, require the applicant to obtain a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration (FAA). The receipt of a favorable determination is required for all critical building points and temporary construction cranes and must be received prior to any construction activity. If you have not already done so, please use the following web address to initiate the Federal Review (FAA 7460-1) process: <https://oecaaa.faa.gov/oecaaa/external/portal.jsp>.
- Following the receipt of a favorable FAA determination, the applicant may also need to obtain "airspace obstruction permits" from the Florida Department of Transportation (FDOT). This documentation is necessary to determine if the project will adversely affect public health or safety. If required, these permits must be obtained prior to the commencement of any construction. The following web address can be used to acquire additional information pertaining to the FAA and FDOT airspace obstruction review and permitting process: <http://www.dot.state.fl.us/aviation/obstructions.shtm>.

- No building, structure or vegetation on the site may exceed seven stories, or 83 feet above Mean Sea Level as shown on the architectural elevations and site plan, unless submitted to BCAD for additional review.
- The proposed development must not generate light, glare, smoke or other emissions that could be disorienting to pilots operating in the vicinity of the airfield.
- The proposed development must not attract wildlife that would be a potential safety hazard to aircraft operations.

Adherence to these conditions is required for BCAD approval of the proposed Hotel Morrison development, and is based on the Site Plan, dated December 15, 2014 and the Architectural Plans, Sheets A-1 through A-10, dated December 15, 2014, prepared by David Miller and Associates, P.A. If the proposed plans are revised substantially from those submitted for this review, BCAD requests that the revised development plans be submitted for an additional review.

This review also serves to advise to the applicant of potential aircraft over-flight and noise impacts on this property due to its proximity to the Airport. Further information regarding the current and potential impacts of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division. The applicant should note that the project is not eligible for federal funding to mitigate aircraft noise.

Please do not hesitate to contact me if you have questions or require additional information at 954.359.6258.

Sincerely,



Scarlet R. Hammons, AICP  
Principal Planner

DB/dc

cc: Michael P. Pacitto, P.G., Director Planning and Environmental

# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

December 22, 2014

David Huizenga  
Broward County Land Development  
1 N. University Drive  
Plantation, FL 33324

Re: Hotel Morrison  
28 S. Federal Highway  
Dania Beach, Florida  
PZ#: SP-99-14

Dear Mr. Huizenga,

I would like to confirm that the Broward County Land Development Code Section 5-195(b)(6) relative to building setbacks from the ultimate right of way is not applicable for this proposed redevelopment. A copy of the site plan is attached which indicates the future R.O.W. expansion of Federal Highway to be 5' west of the existing property line. The site plan indicates this future expansion area to be side walk and landscape areas. The setback requirements for this zoning district in Dania Beach are 0'-5' from the ultimate property line. We have placed the east side of the building on the ultimate property line.

Please let me know if this is a problem, I would appreciate receiving written confirmation if not.

I am available at your convenience to review any aspect of this project.

Sincerely,



David R. Miller, A.I.A., NCARB

CC: Alvaro Correa  
Jeremy Earle

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319 Clematis Street Suite 802 West Palm Beach, FL33401  
(561) 833-0164 • (561) 833-0165 Fax  
DMA@DavidMillerArchitect.com www.DavidMillerArchitect.com

# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

December 16, 2014

Corinne Lajoie, AICP, LEED GA  
Principal Planner  
City of Dania Beach  
Community Development Department  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

Re: Hotel Morrison  
PZ#: SP-99-14

Attached please find 6 copies of plans, a digital copy, and responses to the staff comments regarding our site plan submittal.

Please notify me of any concerns. Thank you.

Sincerely,



David R. Miller, A.I.A., NCARB

CC: Alvaro Correa  
Jeremy Earle

Read @  
DRC  
12/18/12

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

December 16, 2014

## COMMUNITY DEVELOPMENT DEPARTMENT SITE PLAN REVIEW RESPONSES

Hotel Morrison

PZ#: SP-99-14

48 S. Federal Highway

1. Comment noted.
2.
  - (E) See drawing SP-2
  - (F) Legal description is attached; note this was provided with survey (previously submitted.)
  - (G) See CS-1 from original and current submittal.
  - (M) See SP-1, SP-1.1, and SP-2 for this information. Curbs will match City requirements, all roadway materials and details to match City Center.
  - (Q) This is under the structure see SP-1. All trash disposal to be provided by private contractor.
  - (S) See A-1.0.
  - (U) See SP-1, bus stop to be relocated.
  - (V) See tabular data on SP-1.
  - (Y) (13) See SP-2.
  - (CC) Comment noted, will provide.
3. No replat is required. Letter requested, to be provided prior to site plan approval.
4. Future ROW for expansion of Federal Highway is indicated on SP-1. Legal description of future dedication to be provided prior to site plan approval.
5. Traffic study will be provided by McMahan Associates.
6. RAC mitigation will be provided based upon the traffic study. (To be provided prior to site plan approval.)
8. Comment noted.
9. Signs – See A-10
10. Airport review requested. Will be provided prior to site plan approval.
12. Comment noted.
13. See response 2(q) above.
14. All equipment is screened by 42” parapet walls and 84” minimum decorative roof elements. See plans and elevations.
15. Comment noted.
17. Comment noted.
18. See SP-1.
19. Documentation requested. To be provided prior to site plan approval.
20. The building design and frontage is Commercial/Mixed Use see SP-1.
21. Comment noted. See revised elevations.
22. All streetscape and street furniture at the new access roadway is to match City Center. See SP-1.
23. See SP-1.1.

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# David Miller and Associates, P.A.

AA-26000963

David R. Miller, A.I.A., NCARB

AR - 9417

24. Comment noted.
25. Loading space (per 270-10) is located at the ROW and is under 300' from the entry.
26. See revised elevations.
27. See revised elevations.
28. See revised elevations.
29. See revised elevations.
30. See revised elevations.
31. Comment noted.
32. See revised west elevation. (Note: floor to floor heights of hotels are shorter than other urban structures. The roof break is at a six story level.)

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# David Miller and Associates, P.A.

AA-26000963

David R. Miller, A.I.A., NCARB

AR - 9417

December 16, 2014

## ENGINEERING SITE PLAN REVIEW RESPONSES

Hotel Morrison  
48 S. Federal Highway  
PZ#: SP-99-14

1. Comment noted.
2. Comment noted.
3. Comment noted.

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR-9417

December 16, 2014

## LANDSCAPE SITE PLAN REVIEW RESPONSES

Hotel Morrison  
48 S. Federal Highway  
PZ#: SP-99-14

Tree transplant and removal plan – *The estimate for the existing gumbo limbo tree per ISA Standards is over \$5,000.00. (Note: this tree is available for transplant.)*

Irrigation plan - *Plans provided.*

Landscape plan – *See landscape plans. All overhead utility lines are west of this project.*

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319 Clematis Street Suite 802 West Palm Beach, FL33401

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

December 16, 2014

## **FIRE RESCUE & EMERGENCY SERVICES SITE PLAN REVIEW RESPONSES**

Hotel Morrison  
48 S. Federal Highway  
PZ#: SP-99-14

***General: All code requirements relating to life safely issues will be met and/or exceeded. Those items requiring the preparation of finalized construction documents will be provided as a part of permitting for construction.***

Address change – ***Plans revised.***  
Address posting – ***See elevations.***  
Address position – ***See elevations.***  
Address contrast – ***Comment noted.***  
Address size – ***Comment noted.***  
Address numbers – ***Comment noted.***  
Fire Lane Locations – ***To be provided.***  
Exit at parking area – ***Comment noted.***  
Drive isle width and height – ***To be provided.***  
Vertical clearances – ***To be provided.***  
Access road width requirement – ***To be provided.***  
Width a& signage - ***To be provided.***  
No parking signage - ***To be provided.***  
Parking – ***Comment noted.***  
Surface compaction – ***To be provided.***  
Obstruction – ***Comment noted.***  
Gates – ***Not applicable.***  
Turning radius – ***Comment noted.***  
Needed fire flow – ***To be provided.***  
Hydrant flow test – ***To be provided.***  
Private fire service mains – ***Comment noted.***  
Post indication valves – ***Comment noted.***  
Distribution system – ***Comment noted.***  
Minimum size – ***Comment noted.***  
Material – ***Comment noted.***  
Sprinkler system – ***Comment noted.***  
Hydrant spacing – ***Comment noted.***  
Hydrant requirement Federal Highway – ***To be provided.***  
Hydrant requirement SW 1 Street – ***Existing.***  
Hydrant detail requirement – ***Comment noted.***  
Blue reflective markers – ***Comment noted.***  
Impact protection – ***Comment noted.***

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• **Architecture • Engineering • Planning • Construction Management •**

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DMA@DavidMillerArchitect.com www.DavidMillerArchitect.com

# David Miller and Associates, P.A.

AA-26000963

David R. Miller, A.I.A., NCARB

AR - 9417

Clearance requirements - *Comment noted.*  
Hydrant size - *Comment noted.*  
Standpipe system - *Comment noted.*  
Connection locations - *Comment noted.*  
Connection Signage - *Comment noted.*  
Backflows - *Comment noted.*  
Construction access - *Comment noted.*  
Fire safety & prevention - *Comment noted.*  
Plans in digital format - *To be provided.*

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• **Architecture • Engineering • Planning • Construction Management •**

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**LEGAL DESCRIPTION**

**PARCEL I**

LOTS 9 AND 10, LESS STATE ROAD, BLOCK 22, "TOWN OF MODELO", NOW DANIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

**PARCEL II**

LOTS 11, 12, 13, 14, 15 AND 16, LESS STATE ROAD OF LOTS 12, 13 AND 16, BLOCK 22, "TOWN OF MODELO", NOW DANIA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

**CERTIFIED TO:**

NEW REALTY INVESTMENTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY  
CHICAGO TITLE INSURANCE COMPANY  
GREENSPOON MARDER, P.A.



**CITY OF DANIA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
COVER LETTER**

**To: [dma@davidmillerarchitect.com](mailto:dma@davidmillerarchitect.com)**

**From: Donna Kirby @ City of Dania Beach**

**Date: 12/12/2014**

**Re: MORRISON HOTEL**

**PZ#: SP-99-14**

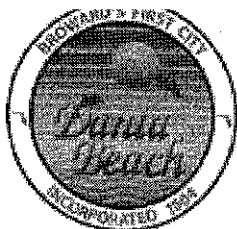
*Dear Applicant,*

*Please find attached the comments regarding your site plan project together with the agenda for the Design Review Committee meeting. Your slotted time for the meeting will be held on Thursday, December 17th at 10:00 AM.*

*Should you have any questions, please contact Corinne Lajoie at 954-924-6805 X3704 or Donna Kirby at 954-924-6805 x3643.*

*Thank you.*





**AGENDA**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DEVELOPMENT REVIEW MEETING**  
**THURSDAY, DECEMBER 18, 2014 – 9:30 A.M.**

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ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE WITH REGARD TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

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LOBBYIST REGISTRATION REQUIRED - REGISTRATION AS A LOBBYIST IN THE CITY OF DANIA BEACH IS REQUIRED IF ANY PERSON, FIRM OR CORPORATION IS BEING PAID TO LOBBY THE COMMISSION ON ANY PETITION OR ISSUE PURSUANT TO ORDINANCE NO. 01-93. REGISTRATION FORMS ARE AVAILABLE IN THE CITY CLERK'S OFFICE IN THE ADMINISTRATION CENTER.

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IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE CITY CLERK'S OFFICE, 100 W. DANIA BEACH BOULEVARD, DANIA BEACH, FL 33004, (954) 924-6800 EXT.3624, AT LEAST 48 HOURS PRIOR TO THE MEETING.

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IN CONSIDERATION OF OTHERS, WE ASK THAT YOU:

- A. PLEASE TURN CELL PHONES OFF, OR PLACE ON VIBRATE. IF YOU MUST MAKE A CALL, PLEASE STEP OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
  - B. IF YOU MUST SPEAK TO SOMEONE IN THE AUDIENCE, PLEASE SPEAK SOFTLY OR GO OUT INTO THE ATRIUM, IN ORDER NOT TO INTERRUPT THE MEETING.
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1. **9:30 A.M. SP-104-14** – KOOSH AT GRIFFIN, 2648-2616 GRIFFIN ROAD, DANIA BEACH, FL 33312 – SITE PLAN APPROVAL – 2<sup>nd</sup> REVIEW
  
2. **10:00 A.M. SP-099-14** – MORRISON HOTEL, 48 SOUTH FEDERAL HIGHWAY, DANIA BEACH, FL 33004 – SITE PLAN APPROVAL – 2<sup>nd</sup> REVIEW
  
3. **10:30 A.M. SP-40-13MOD** – GRIFFIN POINTE PARTNERS/AIR-PORT CORPORATE PARK – 2301 GRIFFIN ROAD, DANIA BEACH, FL – SITE PLAN APPROVAL - 1<sup>st</sup> REVIEW

**If you are unable to attend the meeting or you need any further information please email or call (954) 924-6805:**

**Corinne Lajoie at Extension 3704 email: [cchurch@ci.dania-beach.fl.us](mailto:cchurch@ci.dania-beach.fl.us)**

**Donna Kirby at Extension 3643 email: [dkirby@ci.dania-beach.fl.us](mailto:dkirby@ci.dania-beach.fl.us)**

**Morrison Hotel, SP-99-14**  
**48 S. Federal Highway**  
**Zoning designation = CC**  
**FLU designation = RAC**  
**2<sup>nd</sup> review**

**12-9-14**

- 1. INCOMPLETE INFORMATION WAS PROVIDED. FURTHER REVIEW AND COMMENT WILL BE CONDUCTED BY STAFF AFTER ADDITIONAL INFORMATION IS PROVIDED BY THE APPLICANT. SEE COMMENTS BELOW.**
- 2. APPLICATION: Confirm application was properly completed and signed and proper application fee was paid.** Per Section 635-50, site plan application submittal must contain the following information:
  - (E) Adjacent land uses and buildings within 200 feet of the property. 2<sup>nd</sup> time requested.
  - (F) Legal description and net acreage. 2<sup>nd</sup> time requested.
  - (G) Location sketch of subject property in relation to surrounding area. 2<sup>nd</sup> time requested.
  - ~~(J) The location and dimensions of proposed setback lines.~~
  - ~~(L) The location, dimensions, bearing and curve data of proposed streets, alleys and driveways.~~
  - (M) The location, dimensions, and character of construction of proposed curb cuts, entrances and exits, parking and loading areas (including number of parking spaces and loading spaces), pedestrian use areas, and vehicular use areas. Provide detail of curbing design as well, should be type "D" or "F". Revise plans according. 2<sup>nd</sup> time requested.
  - (Q) Typical trash and garbage disposal and recycling system, including typical enclosure details and the location of each. No details provided. Revise accordingly. 2<sup>nd</sup> time requested.
  - (S) Location, character, size, height, and orientation of proposed signs, including building signage details shown on plan elevations and methods of illumination. 2<sup>nd</sup> time requested.
  - (U) Existing and proposed public transit routes, bus shelter locations and easement for which shelters, and proposed layout of ROW is necessary. Identify on plan or provide note. 2<sup>nd</sup> time requested.
  - ~~(X) Conceptual utilities plan, including all underground and above ground improvements.~~
  - (Y)(1) Total gross and net acreage. 2<sup>nd</sup> time requested.
  - (Y)(13) Adjacent zoning and existing land uses. 2<sup>nd</sup> time requested.
  - (CC) Color site plan elevations and renderings for meeting presentation purposes.
- 3. PLATTING: Provide letter from Broward County identifying whether this property needs to be platted or replatted. 2<sup>nd</sup> time requested.**
- 4. RIGHT-OF-WAYS: Identify if r-o-w dedication is required. Broward County Traffic Way Plan shows the ultimate right of way width for S. Federal Highway to be 92', therefore 46' to centerline is required. Provide copy of dedication to the FDOT. Show ROW dimension to centerline on site plan. 2<sup>nd</sup> time requested.**

5. **TRAFFIC STUDY:** per Section 605-30(K), a traffic study is required for all development generating in excess of 25 peak hour trips. Provide estimated number of peak trips. See below Voluntary Mobility Program.

6. **RAC TRAFFIC IMPACT MITIGATION:** Provide an analysis, signed and sealed by a certified engineer, identifying the amount of RAC mitigation for traffic impact due based on Resolution No. 2014-049 which establishes a rate of \$21.26 per p.m. peak hour trip.

7. ~~WATER:~~ Identify projected water demand for the project.

8. **IMPACT FEES:** Impact fees that will be required for the project were e-mailed to [dma@davidmillerarchitect.com](mailto:dma@davidmillerarchitect.com) on 10-16-14.

9. **SIGNS:**

a. ~~Per Section 505-90(C) & (P)(2) monument signs are only permitted in the development:~~

- ~~• Is constructed to the BTL~~
- ~~• Provides parking in 2<sup>nd</sup> layer as required by the CRA form based code (application not in compliance)~~
- ~~• Complies with design criteria of Section 505-210 (application not in compliance)~~
- ~~• Has at least 4 acres and 50,000s.f. (application not in compliance)~~
- ~~• Has 400' of lot depth (application not in compliance)~~
- ~~• Has 300' lot frontage (application not in compliance)~~

b. Per Section 505-90(D) identify on plans the cumulative sign area permitted for the property and the dimensions and area of signs proposed with sign area deducted from the cumulative allowed. 2<sup>nd</sup> time requested.

c. Wall identification sign, per Section 505-90(W) 1 gallery or wall sign is permitted on a building frontage, not both. Therefore, because the north elevation of the building faces the internal side property line the logo proposed on the top of the north elevation is not permitted. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. No elevations or sign detail provided. 2<sup>nd</sup> time requested.

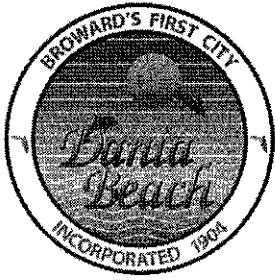
d. Gallery sign, per Section 505-90(W) 1 gallery or wall sign is permitted on a building frontage, not both. Therefore, because the north elevation of the building faces the internal side property line the gallery sign proposed on the north elevation is not permitted. Revise accordingly or request a variance. A variance request requires submittal of an application, an application fee of \$2,300 for each requested variance, and a written justification statement addressing the variance criteria identified in Sec. 625-40 of the City's LDR's. No elevations or sign detail provided. 2<sup>nd</sup> time requested.

10. The proximity to the airport will required FAA/BCAD review prior to public hearing. Contact William Castillo, Airport Planner with Broward County Aviation Department, located at 2200 SW 45 Street, Suite 101, Dania Beach, FL 33315, (954) 359-6100. 2<sup>nd</sup> time requested.

27. Per Section 525-20 Building facades facing streets or pedestrian spaces (ex. Sidewalk) shall incorporate architectural features to enhance the environment. Features must conform to the chosen style of the building and must include cornice detail, ornamentation, moldings, changes in materials and textures, color variations, and other architectural sculpting that enhances the ground level and adds interest and appeal to the building's exterior. Identify how this is being met. No elevations provided. 2<sup>nd</sup> time requested.
28. Per Section 525-30(C) the first 35' of exterior façade vertical plane should enhance pedestrian environment by incorporating appropriate architectural features. Such features include cornice, ornamentations, changes in material or color and other sculpting of the architectural surface which add special interest and are compatible with public sector site elements. Identify how this is being met. No elevation provided. 2<sup>nd</sup> time requested.
29. Per Section 525-30(G) solid walls should not exceed 20' in length without vertical articulation. Revise accordingly. No elevation provided. 2<sup>nd</sup> time requested.
30. Per Section 525-30(I) upper story windows should be bordered & accented by architectural trim. Revise accordingly. No elevations provided. 2<sup>nd</sup> time requested.
31. Per Section 303-40(M) first layer (active use) must occupy a minimum of 70% of the lot width which must be located on the BTL. For proposed building, layer 1 currently occupies less than 25% on Federal and SW 1 Avenue. Revise accordingly. No elevations provided. 2<sup>nd</sup> time requested.
32. UPPER STORY SETBACK: per Section 303-40(P), 10' recess is required on SW 1 Avenue at the 6<sup>th</sup> story. Identify how this is being met. No elevation provided. 2<sup>nd</sup> time requested.

**NOTES:**

- **Application fee pays for only 2 reviews of the project. Additional review by staff will require additional payment of \$1,000 with resubmittal.**
- **Continuous and on-going site inspections will be conducted by staff throughout the entire building process.**
- **FLOOD PLAN: Finished floor elevations, per Article 220-10(C) All structures shall be constructed with a lowest FFE of at least 1 foot above the 100 year flood elevation. Identify on plans.**
- **Prior to submittal of a building permit, please contact the Building Official (954-924-6085 X3650 to schedule a pre-application meeting.**



# CITY OF DANIA BEACH

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DEPARTMENT OF PUBLIC SERVICES

December 11, 2014

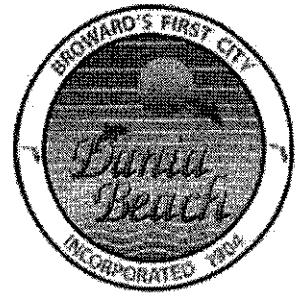
## Engineering Comments

Site Plan: SP-099-14 Morrison Hotel

Second Review

1. Awaiting traffic study report for review.
2. FYI – Applicant/Developer may need to modify surface water management license during detailed design phase (not a condition for this site plan review).
3. Provide drawing file (dwg or dgn) disk of the approved site plan in Florida State Plane Coordinate (NAD 83). This should be addressed as part of the final submittal.

***For ease of review, please reply to each line comment and reference drawings or backup documents provided.***



## Landscape Plan Review: Morrison Hotel

PZ Log No.: SP-099-14 Review Number: 2

Reviewer: Claudia Alzate Date: December 4, 2014

The following comments are based on a review of the landscape plan dated 11/24/2014 and submitted to the Planning Department on 11/29/2014, for compliance with the City of Dania Beach Landscape Code.

- **Tree Transplant and Removal Plan:**

A filed inspection of tree No. 13 revealed that it is a specimen tree, please provide its dollar value in accordance with Sec. 825-140 of the Dania Beach Code.

- **Irrigation Plan:**

Unable to comment. An irrigation plan was not included with this submittal.

- **Landscape Plan (LP-1):**

Please depict the overhead utility lines and setback from proposed larger landscape.

Informational notes:

- Feel free to contact Claudia Alzate at (305) 235-5098 [claudia.alzate@metriceng.com](mailto:claudia.alzate@metriceng.com) for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- A PDF copy of the landscape plan must be submitted via CD or email.**

END OF COMMENTS



*Pride in Service with Integrity*

**Department of Fire Rescue & Emergency Services  
Fire Marshal's Office  
Dania Beach District**

103 West Dania Beach Blvd. • Dania Beach, Florida 33004  
Office: (954)342-4262 • Fax: (954)342-4265

## **SITE PLAN REVIEW COMMENTS**

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**Date:** 12/9/2014      **Site Plan No.:** SP-099-14      **Time Required For Review:** 3 Hours

**Project:** Morrison Hotel      **Sq. Feet:** 94,900

**Plan Reviewer:** Robert J. Nance, Captain

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Approved As Submitted

Denied

Approved With Conditions

**X** Comments Must Be Addressed and Resubmitted Prior to City

**\*Not enough information to conduct a complete review. Please review and respond to the comments noted below.\***

### **FIRE DEPARTMENT ACCESS**

#### **ADDRESS**

The address posted is out of sequence with the rest of the block. The address shall be changed to 28 South Federal Highway. The address has already been changed. Please reflect this change on your plans.

The building address shall be posted on the East and West side of the buildings in accordance with the requirements noted below.

New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or roadway fronting the property. [NFPA 1:10.12.1.1]  
The address shall be posted at the construction site upon the start of construction.

Address numbers shall contrast with their background. Numerals shall be not less than three inches in height for residential buildings, structures, or portions thereof, and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2]

Where address identification is required by the fire official on other elevations of buildings, structures, or portions thereof, such numbers shall be not less than three inches in height for residential and at least six inches in height for all other buildings, structures, or portions thereof. [NFPA 1:10.12.1.2.1]

Address numbers shall be Arabic numerals or alphabet letters. [NFPA 1:10.12.1.3]

### **FIRE LANE LOCATIONS**

Fire lanes meeting the requirements as noted below shall be provided at the following locations:

1. Drop off lanes (drop off lanes shall be for loading and unloading only, no parking).
2. The curb at the east and west end of the drop off lanes.

Provide an exit at the east end of the covered parking area. This exit may used for the general public if permitted or may be gated for emergency vehicle egress only if necessary and identified as a fire lane.

### **GENERAL DRIVE AISLES WIDTH AND HEIGHT**

Drive aisles must be a minimum of 12 feet in width. [AHJ]

### **VERTICAL CLEARANCES FOR APPARATUS**

A minimum vertical clearance of 14 ft. as required by AHJ shall be provided throughout the site as well as the drop off lanes and the first floor parking area.

### **WIDTH REQUIREMENT FOR FIRE DEPARTMENT ACCESS ROADS**

Fire Department access roads shall have an unobstructed width of not less than 20 feet. [1:18.2.3.4.1.1]

### **WIDTH & SIGNAGE REQUIREMENTS FOR CURBSIDE VEHICLE PARKING IN FIRE DEPARTMENT ACCESS LANES**

1. Fire Department Access Roads 20 Ft. to 27 Ft. – “NO PARKING” Signs on both sides of the road.
2. Fire Department Access Roads 28 Ft. to 35 Ft. – “NO PARKING” Signs on one side of the road
3. Fire Department Access Roads 36 Ft. or greater – No signage required. [AHJ]

### **“NO PARKING” SIGNAGE, PAINTED CURBS AND / OR FIRE LANE STRIPING REQUIRED FOR FIRE LANES, FIRE DEPARTMENT ACCESS ROADS AND IN FRONT OF FIRE DEPARTMENT CONNECTIONS**

Fire Lanes, Fire Department Access Roads and the areas in front of the fire department connections, shall be designated by yellow painting, striping, or markings on the curbs and roadways.

1. Provide a curb detail note to indicate that all curbs are to be painted yellow.
2. All pavement markings shall be of thermoplastic paint.



3. Demonstrate that these areas are to be marked with freestanding signs with the wording, **“NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT”** or similar wording.
4. Such signs shall be 12 inches by 18 inches with a white background and red letters.
5. These signs shall be a maximum of seven feet in height from the roadway to the bottom of the sign.
6. These signs shall be within sight of the traffic flow and be a **maximum of 60 feet apart.**  
[1:18.2.3.5]

### **PARKING**

Plans show inadequate parking throughout the site. Clearly identify on the plans where overflow parking is proposed.

### **SURFACE COMPACTION**

Demonstrate that the required Fire Department access road shall have a surface designed to:

1. Accommodate fire apparatus with a minimum weight of 32 tons. [1:18.2.2.1.3]
2. Have a surface suitable for all-weather driving capabilities. [1:18.2.2.5.2] – Examples: Turf Block, Concrete, Stone, etc.

### **OBSTRUCTION OF FIRE DEPARTMENT ACCESS ROADS**

The required width of a fire department access road shall not be obstructed in any manner.  
[1:18.2.4.1.1]

### **GATES REQUIREMENT**

Where gates are utilized, provide a Knox entry system to allow Fire Department Access [1:18.2.2.1] (Obtain application from the Fire Prevention Bureau (954)342-4262)

### **TURNING RADIUS**

Clearly identify on the plans turning radii of 38 ft. inside radius and 50 ft. outside radius with a clear sweep of 12 ft. of drive aisle for throughout the parking lot and covered parking area [1:18.2.3.4.3].

## **WATER SUPPLY**

### **NEEDED FIRE FLOW REQUIREMENT FOR BUILDINGS**

Identify the Needed Fire Flow Requirements for all buildings / structures. Fire flow calculations shall be prepared by a professional engineer currently licensed in the state of Florida for each newly constructed building. The Needed Fire Flow Requirement must be in accordance with N.F.P.A. 1 (2009 Ed.), Chapter 18, Section 18.4 for manual suppression efforts.

### **APPROVED WATER SUPPLY – HYDRANT FLOW TEST**

Provide a Hydrant Flow Test to determine the available water supply to this project. The Hydrant Flow Test must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112. This test must be performed by a qualified company of the builder's choice. In addition, the static

pressure at the water main shall be determined by a recorded method (i.e. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District in any area where water is being supplied by the City of Dania Beach Public Services.

If the water is being supplied by Broward County, the entire hydrant flow test is to be performed by Broward County O.E.S. Please contact the Broward Sheriff's Office Fire Marshal's Bureau, Dania Beach District at (954)342-4262 for determination of where the water is being supplied from.

The fire flow requirement for buildings providing or requiring Automatic Fire Protection Systems (AFPS) and/or Automatic Standpipe Systems (ASS) must be in accordance with the Broward County Amendments (Effective January 12, 2012) to the Florida Fire Prevention Code (2010 Ed.), Section F-112, NFPA 13 (2007 Ed.) and NFPA 14 (2007 Ed.)

## **Broward County Amendments to the Florida Fire Prevention Code**

### **Amendments Effective January 12, 2012**

#### F-112 – Automatic Sprinklers Required

F-112.1 – Fire flow testing of the Water Supply for Automatic Fire Protection Systems (AFPS) and Automatic Standpipe systems (ASS) using water as an extinguishing agent for new buildings and structures and structures and existing buildings and structures where the AFPS and ASS are altered by more than seventy-five percent (75%) of their value shall be as follows:

- a. Fire flow test of the water supply for AFPS and ASS shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.005(2).
- b. Design for AFPS and/or ASS shall be calculated using a maximum of fifty (50) pounds per square inch (psi) as the static pressure to allow for drought conditions.  
**Example:** If the results of a Fire Flow Test have a static pressure of eighty (80) psi, a residual pressure of seventy-two (72) psi and a flow of 1,300 gallons per minute (gpm), the design water supply for an AFPS and/or ASS would be a static pressure of fifty (50) psi, a residual pressure of forty-two (42) psi and a flow of 1,300 gpm.
- c. Design for AFPS and/or ASS at or below a static pressure of 55.56 PSI shall be calculated using a ten (10) percent reduction in the static pressure from the fire flow test to allow for drought conditions.  
**Example:** If the result of a Fire Flow Test has a static pressure of fifty-three (53) psi, a residual pressure of forty-five (45) psi and a flow of 925 gpm, the design water supply for an AFPS and/or ASS would be a static pressure of 47.70 psi, a residual pressure of 39.70 psi and a flow of 925 gpm.
- d. Design for AFPS and/or ASS for the residual pressure shall be equal to the difference between the static and residual pressures as obtained from the fire flow test to allow for drought conditions.  
**Example:** If the result of a Fire Flow Test has a static pressure of eighty-five (85) psi, a residual pressure of seventy-seven (77) psi, the difference in the static and residual pressures would be eight (8) psi which would be utilized for the drought condition water supply design criteria. If the result of a Fire Flow Test has a static pressure of forty (40) psi, and a residual pressure of (30) psi, the difference in the static and residual pressures would be ten (10) psi which would be utilized for the drought condition water supply design criteria.

- e. Design of the water flow for the AFPS and/or ASS shall be the same as that obtained from the fire flow test.
- f. The residual pressure at the required water flow at the connection to the water main for an AFPS and/or Ass shall not be less than 20 psi.
- g. The static pressure at the water main shall be determined by a recorded method for a minimum twenty-four (24) hour period.
- h. Fire Flow Test Data shall not be more than one (1) year prior to the plans, hydraulic calculation and submittals for the AFPS and/or ASS being submitted to the Authority(ies) Having Jurisdiction(AHJ's) for their review and acceptance. The results of the fire flow test shall be provided to the AHJ at the time of the submittal of the plans, hydraulic calculations and submittals for the water based AFPS and/or ASS.

## **PRIVATE FIRE SERVICE MAINS CONNECTION FROM WATERWORKS SYSTEMS**

By P.I.V. [24:5.5] or Underground Gate Valve [24:6.1.5]

## **POST INDICATING VALVES SHALL BE LOCATED MIN. 40 FT. FROM BLDGS.**

Post indicating valves shall be located not less than 40 ft. from buildings [24:6.3.3.1]

## **DISTRIBUTION SYSTEMS TO BE LOOPED**

All distribution systems shall be designed to reduce the dead-end mains and provide a loop for new and existing mains.

## **MINIMUM SIZE FOR PRIVATE FIRE SERVICE MAINS**

Pipe smaller than 8 inches in diameter shall not be installed as a private service main supplying hydrants. [24:5.2.1]

## **MATERIAL FOR PRIVATE FIRE SERVICE MAINS**

Clearly identify on the plans the material to be used for private fire service mains. Materials shall meet the requirements outlined in NFPA 24 and shall be installed by a Florida Licensed Fire Protection Contractor with a Class 1, 2, or 5 license.

## **SPRINKLER SYSTEM REQUIRED**

Buildings 3 or more stories in height and 3 or more units attached shall be equipped with a complete automatic fire sprinkler system. Completed engineered fire sprinkler drawings are required with construction document submittal. Please Note [FBC 903.6.].

Clearly identify the fire sprinkler system "Point of Service" as outlined in Florida State Statute 633.021 (20).

# **FIRE HYDRANTS & FIRE PROTECTION APPLIANCES**

## **HYDRANT SPACING FOR COMMERCIAL PROPERTY**

Hydrant spacing shall not exceed 300 feet linear separation (as the fire apparatus drives) for commercial properties (to also include apartment buildings, condominiums, townhouses, etc.) [24:7.2.1][AHJ]. Hydrants shall be no further than 175 feet from the building being constructed.

Provide a fire hydrant meeting the requirements noted below in the front of the building on the Federal Highway side.

Provide a fire hydrant meeting the requirements noted below at the corner of SW 1 Street & S. Federal Highway

#### **HYDRANTS TO BE 40' OR MORE FROM BLDGS.**

Hydrants shall be located not less than 40 ft. from the building or wall hydrants shall be permitted to be used where approved by the AHJ. [24:7.2.4]

#### **HYDRANT DETAIL REQUIREMENTS**

Please provide fire hydrant detail in accordance with the following:

1. The center of a hose outlet shall be not less than 18 inches above final grade, (or where located in a hose house, 12 inches above the floor) [24:7.3.3]
2. The Steamer opening is to be 4 ½ inches in size with four (4) National Standard Threads per inch.
3. All fire hydrants shall be "traffic type" to break-away upon impact.
4. The fire hydrant main body valve shall open against the flow and shall close with the flow.

#### **BLUE REFLECTIVE HYDRANT MARKERS**

Provide one (1) blue double-reflective department of transportation type road marker (Roadway Pavement Marker (RPM)) to be adhered to the hard surfaces of the roadway in the middle of the lane nearest to, and directly in front of the newly installed fire hydrants. [AHJ]

#### **IMPACT PROTECTION**

Provide bollards consisting of three inch steel pipe buried at three feet deep, with three feet of height above ground level and spaced three feet apart, these bollards are to be filled with concrete and capped are acceptable. [24:7.3.5] [24:7.3.6] [13:8.15.1.3.2]

#### **CLEARANCE REQUIREMENTS FOR FIRE HYDRANTS & FIRE PROTECTION APPLIANCES**

Provide clearances of 7'6" in front of and to the sides of the fire hydrant, with a 4' clearance to the rear of any hydrant or fire protection appliance. [1:18.3.4.1]

Clearly identify on the landscape plans all fire hydrants, fire department connections, etc. No trees, shrubs, etc. shall be planted within 7'6" in front of and to the sides of and 4' to the rear of all fire hydrants, fire department connections. Only grass, decorative stones, mulch, etc. is permitted.

#### **HYDRANT MAIN SIZE – 8"**

Hydrants mains must have a minimum 8" diameter connection with the mains [24:7.1.1]

#### **STANDPIPE SYSTEMS REQUIRED**

Provide a Class I standpipe system in accordance with the provisions of N.F.P.A. 1, Section 13.2.2.2 and NFPA 14, where any of the following conditions exist:

1. More than three stories above grade

2. More than 50 ft. above grade and containing intermediate stories or balconies
3. More than one story below grade
4. More than 20 ft. below grade

#### **LOCATIONS OF FIRE DEPARTMENT CONNECTIONS**

Two fire department connections shall be located:

1. On the street side of the buildings, one on Federal Highway & one on SW 1 Avenue.
2. Where fully visible and recognizable from the street or nearest point of fire department apparatus accessibility.
3. And arranged so that hose lines can be attached to the inlets without interference from nearby objects, including buildings, fences, posts, or other fire department connections. [14:6.3.5.1]
4. Not more than 100 ft. from the nearest fire hydrant connected to an approved water supply, [14:6.3.5.4] preferably 10 – 20 feet from the nearest fire hydrant.
5. On the same side of the roadway or fire lane as the nearest fire hydrant. [AHJ]
6. Within three ft. (3') of the curb line of fire lanes, streets. [AHJ]
7. In a place that will allow a space four feet (4') on both sides of the fire department connection centerline that must be kept open at all times.

#### **SIGNAGE FOR FIRE DEPARTMENT CONNECTIONS**

1. The FDC must be identified as to the building (complete address) or portion of the building it serves. Provide a permanent tactile sign at the FDC to meet the above requirement. [14:6.3.5.3]
2. Each fire department connection shall be designated by a sign having raised letters, at least 1 inch in height, cast on a plate or fitting that reads "STANDPIPE", "STANDPIPE AND AUTOSPKR" or "AUTOSPKR AND STANDPIPE". [14:6.3.5.2]
3. A sign also shall indicate the pressure required at the inlets to deliver the system demand. [14:6.3.5.2.2]

#### **BACKFLOWS REQUIRED (See NFPA 13, Chapter 15, Section A.15.1.8 & Handbook)**

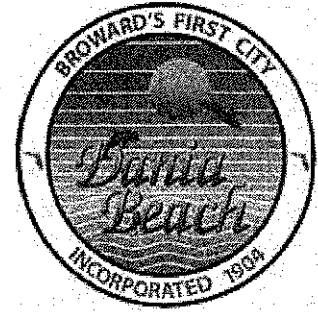
Provide a Backflow Prevention Assembly for the Fire Sprinkler System that meets the following requirements:

1. All backflow preventers must be Accessible for service and maintenance [13:8.16.4.6]
2. All backflow preventers must be Listed for fire protection service [24:5.4.2]
3. All backflow preventers must be installed above ground [AHJ]

#### **DEMONSTRATE FIRE DEPARTMENT ACCESS ROUTES DURING THE CONSTRUCTION PHASE.**

#### **DEVELOP A FIRE SAFETY AND PREVENTION PROGRAM IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 241 (2004 ED.), CHAPTER 7 FOR THE CONSTRUCTION SITE DURING THE CONSTRUCTION PHASE.**

#### **PROVIDE A COPY OF THE COMPLETE SET OF APPROVED PLANS IN PDF FORMAT ON CD-ROM DISC.**



## Landscape Plan Review: Morrison Hotel

PZ Log No.: SP-099-14 Review Number: 2  
Reviewer: Claudia Alzate Date: December 4, 2014

The following comments are based on a review of the landscape plan dated 11/24/2014 and submitted to the Planning Department on 11/29/2014, for compliance with the City of Dania Beach Landscape Code.

- **Tree Transplant and Removal Plan:**

A filed inspection of tree No. 13 revealed that it is a specimen tree, please provide its dollar value in accordance with Sec. 825-140 of the Dania Beach Code.

- **Irrigation Plan:**

Unable to comment. An irrigation plan was not included with this submittal.

- **Landscape Plan (LP-1):**

Please depict the overhead utility lines and setback from proposed larger landscape.

Informational notes:

- Feel free to contact Claudia Alzate at (305) 235-5098 [claudia.alzate@metriceng.com](mailto:claudia.alzate@metriceng.com) for an interim review prior to your next official submittal, to expedite your landscape plan approval process.
- A PDF copy of the landscape plan must be submitted via CD or email.**

END OF COMMENTS

# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

November 25, 2014

Corinne Lajoie, AICP, LEED GA  
Principal Planner  
City of Dania Beach  
Community Development Department  
100 W. Dania Beach Blvd.  
Dania Beach, FL 33004

Re: Hotel Morrison  
PZ#: SP-99-14

Attached please find 6 copies of plans, a digital copy, and responses to the staff comments regarding our site plan submittal.

As discussed with Jeremy Earle, we are providing all the revised site plan information including landscape architecture and civil engineering. The revised exterior elevations and any other materials will be provided on or prior to December 8.

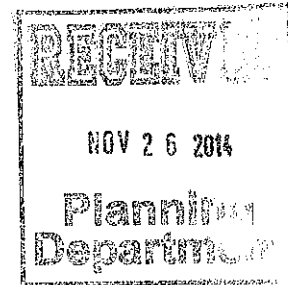
Please notify me of any concerns. Thank you.

Sincerely,



David R. Miller, A.I.A., NCARB

CC: Alvaro Correa  
Jeremy Earle



---

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

November 25, 2014

## COMMUNITY DEVELOPMENT DEPARTMENT SITE PLAN REVIEW RESPONSES

Hotel Morrison

PZ#: SP-99-14

48 S. Federal Highway

1. Comment noted, additional materials have been prepared and submitted.
2. Comment noted, see revised site plans.
3. Comment noted, letter requested.
4. Future R.O.W. dedication for Federal Highway is shown on the revised site plan.
5. See traffic study.
6. See traffic study
7. See Civil Engineering plans. Water meter is anticipated to be 3".
8. Comment noted.
9.
  - a. Monument sign has been deleted.
  - b. Comment noted.
  - c. Comment noted.
  - d. Comment noted.
10. Comment noted.
11. Bicycle parking is provided for 14 bicycles in the covered parking area.
12. Comment noted.
13. Comment noted.
14. Comment noted, all equipment is screened by parapet walls at the flat roofs.
15. Comment noted.
16. Comment noted, see revised site plan.
17. Comment noted, see revised site plan.
18. See SP-1
19. Comment noted, documentation requested.
20. Building frontage type is Commercial, Mixed Use.
21. Comment noted, see revised plans and elevations.
22. See revised plan SP-1. All street furnishings and fixtures are to match City Center.
23. Comment noted, see revised plans.
24. Comment noted.
25. Per CC zoning, loading spaces area allowed at the street if under 300 ft. from the entrance. See SP-1.
26. See revised plans.
27. See revised plans.
28. See revised plans.
29. See revised plans.
30. See revised plans.
31. See revised plans.
32. See revised plans.

---

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

November 25, 2014

## ENGINEERING SITE PLAN REVIEW RESPONSES

Hotel Morrison  
48 S. Federal Highway  
PZ#: SP-99-14

1. Comment noted, see SP-1 and SP-2.
2. Comment noted, study to be updated.
3. Comment noted, see Civil Engineering plan.
4. See revised site plans.
5. See SP-2
6. See Civil Engineering plan.
7. See Civil Engineering plan.
8. Comment noted.
9. See SP-1 and SP-2.
10. Per AWWA M22, a 3" meter is anticipated, calculations to be provided.
11. Comment noted.
12. Comment noted.
13. Comment noted, to be provided at permit submittal.
14. Comment noted.
15. Comment noted.

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

November 25, 2014

## LANDSCAPE SITE PLAN REVIEW RESPONSES

Hotel Morrison  
48 S. Federal Highway  
PZ#: SP-99-14

1. Comment noted, see Landscape Architecture plans.
2. See irrigation plans.
3. See revised SP-1 and Landscape Architecture plans.
4. See revised SP-1 and Landscape Architecture plans.
5. Comment noted, not applicable in this zoning district.
6. Comment noted, see Landscape Architecture plans.
7. Comment noted.

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

## FIRE RESCUE & EMERGENCY SERVICES SITE PLAN REVIEW RESPONSES

Hotel Morrison  
48 S. Federal Highway  
PZ#: SP-99-14

### FIRE DEPARTMENT ACCESS

#### Address

1. Comment noted, the south parcel is 48 S. Federal.
2. Comment noted, to be provided.
3. Comment noted, to be provided.
4. Comment noted, to be provided.
5. Comment noted, to be provided.
6. Comment noted, to be provided.

#### Fire Lane Locations

1. Comment noted, to be provided.
2. Comment noted, egress and smoke evacuation to be provided.

#### General Drive Aisles Width and Height

1. Comment noted.

#### Vertical Clearances for Apparatus

1. Comment noted, provided at porte cochere.

#### Width Requirement for Fire Department Access Roads

1. Comment noted, see SP-1.

#### Width & Signage Requirements for Curbside Vehicle Parking in Fire Department Access Lanes

1. Comment noted, to be provided.
2. Comment noted.
3. Comment noted.

#### "NO PARKING" Signage, Painted Curbs and/or Fire Lane Striping Required for Fire Lanes, Fire Department Access Roads and in Front of Fire Department Connections.

1. Comment noted, to be provided.
2. Comment noted, to be provided.
3. Comment noted, to be provided.
4. Comment noted, to be provided.
5. Comment noted, to be provided.
6. Comment noted, to be provided.

#### Parking

1. Comment noted.

---

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# David Miller and Associates, P.A.

AA-26000963

David R. Miller, A.I.A., NCARB

AR - 9417

## Surface Compaction

1. Comment noted, to be provided.
2. Comment noted, to be provided.

## Obstruction of Fire Department Access Roads

1. Comment noted.

## Gates Requirement

1. Comment noted, not applicable.

## Turning Radius

1. Comment noted, see SP-2.

## WATER SUPPLY

### Needed Fire Flow Requirement for Buildings

1. *Comment noted, to be provided.*

### Approved Water Supply – Hydrant Test

1. *Comment noted, to be provided.*

## BROWARD COUNTY AMENDMENTS TO THE FLORIDA FIRE PREVENTION CODE

1. *Amendment comments noted to be provided.*

Private Fire Service Mains Connection from Waterworks Systems  
Post Indicating Valves Shall Be Located Min. 40ft. From Buildings  
Distribution Systems to Be Looped  
Minimum Size for Private Fire Service Mains  
Material for Private Fire Service Mains  
Sprinkler System Required

1. *All above comments noted, to be provided.*

## FIRE HYDRANTS & FIRE PROTECTION APPLIANCES

### Hydrant Spacing for Commercial Property

1. *Comment noted, to be provided.*

### Hydrants to Be 40ft. Or More from Buildings

1. *Comment noted, to be provided.*

### Hydrant Detail Requirements

1. *Comment noted, to be provided.*

### Blue Reflective Hydrant Markers

1. *Comment noted, to be provided.*

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# David Miller and Associates, P.A.

AA-26000963  
David R. Miller, A.I.A., NCARB  
AR - 9417

## Impact Protection

1. *Comment noted, to be provided.*

## Clearance Requirements for Fire Hydrants & Fire Protection Appliances

1. *Comment noted, to be provided.*

## Hydrant Main Size - 8"

1. *Comment noted, to be provided.*

## Standpipe Systems Required

1. *Comment noted, to be provided.*

## Locations of Fire Department Connections

1. *Comment noted, to be provided.*

## Signage for Fire Department Connections

1. *Comment noted, to be provided.*

## Backflows Required

1. *Comment noted, to be provided.*

## Demonstrate Fire Department Access Routes during the Construction Phase

1. *Comment noted, to be provided.*

## Develop A Fire Safety and Prevention Program In Accordance With the Requirements of NFPA 241 (2004 ED.), Chapter 7 for the Construction Site during the Construction Phase.

1. *Comment noted, to be provided.*

## Provide a Copy Of The Complete Set Of Approved Plans In Pdf Format On CD-ROM Disc.

1. *Comment noted, to be provided.*

---

• **Architecture** • **Engineering** • **Planning** • **Construction Management** •

319 Clematis Street Suite 802 West Palm Beach, FL33401  
(561) 833-0164 • (561) 833-0165 Fax  
DMA@DavidMillerArchitect.com www.DavidMillerArchitect.com

Rec'd 10/22/14 @ Dick.



McMAHON ASSOCIATES, INC.  
5500 Village Blvd | Suite 103 | West Palm Beach, FL 33407  
p 561-840-8650 | f 561-840-8590  
mcmahonassociates.com

October 21, 2014

Ms. Corinne Lajoie, Principal Planner  
City of Dania Beach  
100 W. Dania Beach Boulevard  
Dania Beach, FL 33004-3643

**PRINCIPALS**  
Joseph W. McMahon, P.E.  
Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

**ASSOCIATES**  
John J. Mitchell, P.E.  
Christopher J. Williams, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsuch, P.E.

**RE: Alternate Parking Standards for the Hotel Morrison  
McMahon Project No. L14670.01**

Dear Corinne:

McMahon Associates, Inc. (McMahon) has reviewed the parking needs for the proposed Hotel Morrison development against the City of Dania Beach parking requirements. The hotel site is located at 48 South Federal Highway, in Dania Beach. The hotel is proposed to have 143 rooms, a 2,800 square-foot food & beverage facility, and 1,440 square feet (96 seats) of meeting rooms. The proposed parking supply includes 63 spaces on-site and six (6) on-street spaces for a total of 69 parking spaces based on the preliminary site plan, prepared by David Miller and Associates, P.A., dated September 9, 2014. The proposed parking supply is less than the parking supply required by code as supported by the following: The Applicant's knowledge of shuttle ridership due to nature of this hotel (providing service to airport and port everglades users), the applicant's commitment to providing an adequate shuttle service, and best professional practices as published by the appropriate planning institutes.

**City Parking Code**

The City of Dania Beach schedule of minimum off-street parking requirement for hotels within the CC / City Center CRA form based district is 0.8 parking spaces per hotel room, plus five (5) spaces per 1,000 square feet of restaurant, plus 0.25 spaces per seat for meeting rooms. Therefore, the parking requirement by the schedule would be 152 spaces.

**Alternate Parking Standards**

Section 265-60 of the City of Dania Beach Code of Ordinances recognizes that the City's minimum parking standards may result in excess provision of parking and allows for an alternate parking standard to be proposed based on best professional practices, availability of transit services, and proximity to multi-modal transportation facilities.

The proposed hotel site is located within one (1) mile driving distance to the Fort Lauderdale-Hollywood International Airport. In addition, it is located approximately three (3) miles from Port Everglades. The hotel business model will be to provide lodging to users of those two (2) transportation facilities. The hotel will provide shuttles from/to the airport and Port Everglades that will depart from the hotel continuously and be operated 24-hours per day. The applicant anticipates that over 60% percent of the hotel patrons will arrive and depart the hotel by shuttle. Therefore, a reduction in the parking requirement of 60% is appropriate.

Ms. Corinne Lajoie, Principal Planner

October 21, 2014

Page 2 of 4

Regarding best professional practices, the proposed hotel could be categorized as an "airport hotel" as described in *Shared Parking*, published by the Urban Land Institute (ULI). The ULI is accepted as the industry standard for best professional practices to determine parking needs of sites with atypical characteristics. ULI indicates that on average, approximately 45 percent of guests at airport hotels drive vehicles to the hotel. The remaining guests use airport shuttles, taxis, limousines, or other public transit. In addition, approximately 75 percent of employees drive to the hotel with the remaining 25 percent using other modes of transportation. Alternate parking demand calculations are based on two (2) components: guest and employee parking. The meeting rooms and food & beverage facility are considered amenities for the hotel guests and not a separate destination. The number of guests requiring parking would typically be based on room occupancy of 60 to 70 percent. To be conservative, 70 percent was assumed for this analysis. Based on data provided by the applicant/hotel owner, the number of staff during the busiest work shift will be 24 employees. Accordingly, the number of spaces needed to meet peak demand will be:

Guests: (143 rooms \* 70% occupancy) 100 guests \* 45% drivers = 45 parking spaces for guests.  
Employees: 24 Employees \* 75% drivers = 18 parking spaces for employees.  
Total: 45 guest spaces plus 18 employee spaces = **63 parking spaces.**

#### **Findings/Conclusion**

The proposed hotel is in the vicinity of an international airport and Port Everglades and is intended to cater to the users of those facilities. Based on multiple sources, the parking needs for this type of hotel are significantly less than a typical hotel due to the transportation modes of the guests and employees, and thus **alternate parking standards** are justified. The 63 off-street parking spaces plus six (6) on-street parking spaces for a total available 69 spaces for the proposed Hotel Morrison at 48 South Federal Highway will be sufficient.

If you have any questions or comments, please feel free to contact me.

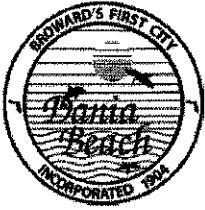
Sincerely,



R. Trent Ebersole, P.E.

Associate & General Manager – Florida

RTE/h



City of Dania Beach, Florida  
 Department of Community Development  
 Planning and Zoning Division  
 (954) 924-6805 X3643  
 (954) 922-2687 Fax

**Standard Development Application**

- Administrative Variance
- Land Use Amendment
- Plat
- Rezoning
- Site Plan
- Special Exception
- Variance
- Other: \_\_\_\_\_



Date Rec'd: \_\_\_\_\_

Petition No.: \_\_\_\_\_

SP-99-14

(SEE APPLICATION TYPE SCHEDULE ON PAGES 3 & 4)

**THIS APPLICATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE AND SUBMITTED WITH ALL NECESSARY DOCUMENTS.** Refer to the application type at the top of this form and "Required Documentation" checklist to determine the supplemental documents required with each application. For after the fact applications, the responsible contractor of record shall be present at the board hearing. Their failure to attend may impact upon the disposition of your application. As always, the applicant or their authorized legal agent must be present at all meetings. All projects must also obtain a building permit from the City Building Division. For more information please reference the **Dania Beach Land Development Code Part 6, Development Review Procedures and Requirements.**

Location Address: 48 S. Federal Hwy. Dania Beach, FL

Lot(s): 9 thru 16 Block: 22 Subdivision: \_\_\_\_\_

Recorded Plat Name: \_\_\_\_\_

Folio Number(s): 504234-01-3280 Legal Description: Lots 9 thru 16 less St Rd Blk 22

Applicant/Consultant: (Legal Representative) DAVID R. MILLER, A.I.A. OF DAVID MILLER & ASSOCIATES, P.A.

Address of Applicant: 319 CLEMATIS ST., SUITE 802, WEST PALM BEACH, FL 33401

Business Telephone: (561) 833-0164 Home: N/A Fax: (561) 833-0165

E-mail address: DMA@DAVIDMILLERARCHITECT.COM

Name of Property Owner: N & S Properties LLC

Address of Property Owner: 2201 N. Commerce Pkwy. Weston, FL 33326

Business Telephone: 954-659-8901 Home: \_\_\_\_\_ Fax: 954-659-8903

**Explanation of Request:** SITE PLAN REVIEW & APPROVAL  
 For **Plats** please provide proposed **Plat Name** for **Variations** please attach **Criteria Statement** as per **Section 625.40 of the Land Development Code.**

Prop. Net Acreage: \_\_\_\_\_ Gross Acreage: \_\_\_\_\_ Prop. Square Footage: 40,000 S.F.

Existing Use: COMMERCIAL / VACANT Proposed Use: HOTEL



Is property owned individually, by a corporation, association, or a joint venture? Property is owned by an LLC

**AUTHORIZED REPRESENTATIVE**

I/we are fully aware of the request being made to the City of Dania Beach. If I/We are unable to be present, I/we hereby authorize DAVID R. MILLER, AIA OR DAVID MILLER ASIC. (individual/firm) to represent me/us in all matters related to this application. I/we hereby acknowledge that the applicable fee was established to offset administrative costs and is not refundable.

I/we are fully aware that all approvals automatically expire within 12 months of City of Dania Beach Planning and Zoning Board or City Commission approval, or pursuant to the expiration timeframe listed in Part 6 of the Dania Beach Land Development Code.

STATE OF FLORIDA  
COUNTY OF BROWARD  
The foregoing instrument  
was acknowledged

By: [Signature]  
(Owner / Agent-signature\*)

BEFORE ME THIS 25 DAY OF SEPTEMBER, 2014

By:  
ALVARO CORREA  
(Print name of person acknowledging)

(Joint owner signature if applicable)

Notary Jessica Rollings  
(Signature of Notary Public - State of FLORIDA)



Personally known  or Produced Identification \_\_\_\_\_

Type of identification produced: \_\_\_\_\_ or Drivers License \_\_\_\_\_

**\*If joint ownership, both parties must sign. If partnership, corporation or association, an authorized officer must sign on behalf of the group. A notarized letter of authorization from the owner of record must accompany the application if an authorized agent signs for the owner(s).**

**NO APPLICATION WILL BE AUTOMATICALLY SCHEDULED FOR A MEETING.  
ALL APPLICATIONS MUST BE DETERMINED COMPLETE BY STAFF  
BEFORE PROCESSING OCCURS.**